

## METROPOLITAN DEVELOPMENT COMMITTEE

DATE: November 6, 2006

CALLED TO ORDER: 5:30 p.m.

ADJOURNED: 6:26 p.m.

### ATTENDANCE

#### Attending Members

Dane Mahern, Chairman  
Rozelle Boyd  
Ron Gibson  
Scott Keller  
Becky Langsford  
Angela Mansfield  
Jackie Nytes  
Marilyn Pfisterer  
Mike Speedy

#### Absent Members

### AGENDA

PROPOSAL NO. 556, 2006 - approves the amounts, locations and programmatic operation of certain projects to be funded from Community Development Grant Funds  
"Do Pass" Vote: 8-0

PROPOSAL NO. 557, 2006 - approves an appropriation of \$300,000 in the 2006 Budget of the Department of Metropolitan Development, Community Economic Development Division (Non-lapsing State Grants Fund) to enable environmental remediation activities at the properties between 1821 and 1849 South Shelby Street, financed by a grant from the Indiana Finance Authority  
"Do Pass" Vote: 8-0

PROPOSAL NO. 558, 2006 - approves an appropriation of \$131,130 in the 2006 Budget of the Department of Metropolitan Development, Compliance Division (Non-lapsing Federal Grants Fund), to revise floodplain maps for three streams: Williams Creek, Crooked Creek, and Howland Ditch, financed by a grant from the Federal Emergency Management Agency  
"Do Pass" Vote: 8-0

PROPOSAL NO. 559, 2006 - approves an appropriation of \$54,100 in the 2006 Budget of the Department of Metropolitan Development, Historic Preservation Division (Non-lapsing Federal Grants and Consolidated County Funds), to encourage preservation and create growth opportunities in the surrounding areas of Irvington, funded by a \$42,100 grant from the U.S. Department of the Interior, a donation of \$4,000 from the Historical Irvington Community Council, and \$8,000 from the Irvington Historical Society  
“Do Pass” Vote: 8-0

PROPOSAL NO. 560, 2006 - approves an appropriation of \$588,500 in the 2006 Budget of the Department of Metropolitan Development, Community Economic Development Division (Non-lapsing Federal Grants Fund), to develop affordable housing and homeownership opportunities for low/moderate-income homebuyers at the following locations: Phase IV of Fall Creek Place, Red Maple Grove development project, and the Rink Savoy Apartments  
“Do Pass” Vote: 9-0

## METROPOLITAN DEVELOPMENT COMMITTEE

The Metropolitan Development Committee of the City-County Council met on Monday, November 6, 2006. Chair Dane Mahern called the meeting to order at 5:30 p.m. with the following members present: Rozelle Boyd, Ron Gibson, Scott Keller, Becky Langsford, Angela Mansfield, Jackie Nytes, Marilyn Pfisterer, and Mike Speedy.

PROPOSAL NO. 556, 2006 - approves the amounts, locations and programmatic operation of certain projects to be funded from Community Development Grant Funds

Margaret Banning, Administrator of Community Economic Development, presented the 2007 Annual Action Plan (Exhibit A, on file in the Council office). Some highlights of the presentation are as follows:

- The Consolidated Plan is a five year plan that describes the departments spending priorities and goals for their federal entitlement funds. This plan serves as an application to the Housing and Urban Development (HUD) for those funds.
- The Annual Action Plan presents the bench marks needed to achieve annually in order to accomplish the five year goals.
- The Annual Action Plan is generated by what a program is doing with the number of units, the people served, and the houses built or repaired.
- Citizens input on the priorities were taken at Public Availability Sessions and neighborhood meetings for the action plan.
- A new strategy to increase housing availability is rehabilitation and remodeling of homes.
- HUD has suggested the city be more specific in their housing opportunities for a person with HIV/AIDS funding goals.
- In 2007 four brown field sites will be addressed and 3,000 units will be addressed through rehabilitation, remodeling, or boarding repair.
- Funding will be available in January 2007 if HUD approves.

Councillor Speedy asked how the funding is used for the “decreasing the homeless” plan. Ms. Banning said it is used for creation of housing and to provide rent assistance to the tenants.

Councillor Gibson asked how 2007 educational opportunity numbers compare to this year. Ms. Banning said the numbers are the same. She said no HUD dollars were added to this plan.

Chair Mahern asked for the number of unsafe sites done this year. Ms. Banning said she does not have that information; however, she will provide that information at a later date.

Councillor Gibson asked if there is a reason that the Southeast Neighborhood Development is receiving more funds than others in the rehab of homeownership. Ms. Banning said what they respond to is what the neighborhood applies for and then the applications are graded by what the neighborhood was able to perform in the past.

Councillor Pfisterer asked if the funding is all federal dollars with no local match. Ms. Banning applied in the affirmative. Councillor Pfisterer asked if the 3,000 unsafe structures are abandoned homes. Ms. Banning said they are homes and commercial buildings.

Councillor Nytes asked for clarification on the neighborhood revitalization strategy area map. Jennifer Fults, Assistant Administrator for Community Resources, said this area is a special designation that they sought from HUD to allow flexibility with their grant funds on how they apply and with regulations. Councillor Nytes asked if they have the liberty to spend funds anywhere in the county. Ms. Fults replied in the affirmative and said this excludes the outside cities of Marion County. Councillor Nytes asked if \$15 million is the actual amount of money that is expected to be received for the programs. Ms. Fults said they will be receiving \$11 million-anticipated rollover equals the \$15 million.

Councillor Nytes clarified that not all the \$15 million is put on the streets in programs, because staff also needs to be funded through this money due to budget problems.

Councillor Keller asked if significant changes in the Community Development Corporation (CDC) are being made, compared to last year. Ms. Banning said the overall amount is less than last year.

Councillor Nytes asked if the funding only goes to CDC. Ms. Banning replied in the negative and said some funding goes to service centers.

Councillor Gibson moved, seconded by Councillor Nytes, to send Proposal No. 556, 2006 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 8-0.

PROPOSAL NO. 557, 2006 - approves an appropriation of \$300,000 in the 2006 Budget of the Department of Metropolitan Development, Community Economic Development Division (Non-lapsing State Grants Fund) to enable environmental remediation activities at the properties between 1821 and 1849 South Shelby Street, financed by a grant from the Indiana Finance Authority

Ms. Banning said this is a state grant that will be used for clean-up of a brown field site. She said this will benefit a family owned business that has been in Indianapolis for a number of years, and this site has been a long standing problem for the neighborhood.

Chair Mahern stated his support for this project and the benefits it will bring to the neighborhood to encourage additional development.

Councillor Nytes asked if there is a matching fund. Ms. Banning said the matching fund is upon the developer. There is no funding from the city.

Councillor Gibson moved, seconded by Councillor Pfisterer, to send Proposal No. 557, 2006 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 8-0.

PROPOSAL NO. 558, 2006 - approves an appropriation of \$131,130 in the 2006 Budget of the Department of Metropolitan Development, Compliance Division (Non-lapsing Federal Grants Fund), to revise floodplain maps for three streams: Williams Creek, Crooked Creek, and Howland Ditch, financed by a grant from the Federal Emergency Management Agency (FEMA)

Donna Price, Assistant Administrator for the Division of Compliance, said FEMA and the Department of Natural Resources (DNR) would like to offer some grant money to approve floodplain mapping. She said creeks that would fit in the award amount were suggested.

Councillor Speedy asked if this project is consistent with similar existing projects. Ms. Price replied in the affirmative. Councillor Speedy asked if the floodplain is shrinking or being reshaped. Ms. Price said they are noticing both. She said the purpose of revising the floodplain maps is to accurately reflect the real risk of flooding. Councillor Speedy asked will citizens see a decrease in their flood insurance if the floodplain maps change. Ms. Price said if the citizens' home is removed from the floodplain, they will see a decrease in their home insurance. Councillor Speedy asked when the project would be completed. Ms. Price said within a year.

Councillor Pfisterer moved, seconded by Councillor Gibson, to send Proposal No. 558, 2006 to the full Council with a “Do Pass” recommendation. The motion carried by a vote of 8-0.

PROPOSAL NO. 559, 2006 - approves an appropriation of \$54,100 in the 2006 Budget of the Department of Metropolitan Development, Historic Preservation Division (Non-lapsing Federal Grants and Consolidated County Funds), to encourage preservation and create growth opportunities in the surrounding areas of Irvington, funded by a \$42,100 grant from the U.S. Department of the Interior, a donation of \$4,000 from the Historical Irvington Community Council, and \$8,000 from the Irvington Historical Society

David Baker, Administrator of the Historic Preservation Commission, said this appropriation will assist the Irvington Historical Society to undertake existing preservations and initiatives that are occurring in Irvington. He said majority of the appropriation is a grant from Preserve America. Mr. Baker said the grant has been matched by the Historical Irvington Community Council and the Irvington Historical Society. The Preservation Commission is assisting with in-kind services, along with other organizations. Mr. Baker said this grant will also fund a part-time Preservation Planner to work in the Irvington area for two years.

Councillor Nytes asked if the part-time Preservation Planner is someone on staff or contractual. Mr. Baker said the part-time employee will be under a contract with the Irvington Historical Society.

Councillor Langsford stated her support for this proposal and said they have worked vigorously in Irvington to develop economic development in the area. She said they are very deserving of this grant.

Councillor Langsford moved, seconded by Councillor Mansfield, to send Proposal No. 559, 2006 to the full Council with a “Do Pass” recommendation. The motion carried by a vote of 8-0.

[Clerk’s note: Councillor Boyd arrived at 6:18 p.m.]

PROPOSAL NO. 560, 2006 - approves an appropriation of \$588,500 in the 2006 Budget of the Department of Metropolitan Development, Community Economic Development Division (Non-lapsing Federal Grants Fund), to develop affordable housing and homeownership opportunities for low/moderate-income homebuyers at the following locations: Phase IV of Fall Creek Place, Red Maple Grove development project, and the Rink Savoy Apartments

Ms. Banning said \$440,000 of the funds are rollover from 2006. She said \$125,000 of this fund will be to support the Red Maple Grove development, which will create 165 rental units and 52 homeownership units. Home dollars in the amount of \$315,000 will be used to provide down payment assistance to low and moderate home buyers in Fall Creek Place. She said a new federal grant of \$148,500 is dedicated to assist the Rink Savoy with 60 units in portable rental housing.

Councillor Nytes asked if the money being used is old money. Ms. Banning replied in the affirmative. Councillor Nytes stated that she is excited about the Rink Savoy because it will put some affordable housing in a part of the city where there is none.

Councillor Keller stated his excitement of the building of Rink Savoy to provide affordable housing in an area that desperately needs it.

Councillor Speedy asked if the dollars go directly to infrastructure or to the developer. Ms. Banning said the money for Red Maple is infrastructure dollars, the money for Fall Creek will go to the home buyer for down payment assistance, and the money for the Rink Savoy will go to the developer. Councillor Speedy asked if Phase IV is the last phase in the Fall Creek project. Ms. Banning replied in the affirmative.

Councillor Nytes asked if there is tax abatement on Phase IV. Ms. Banning replied in the negative.

Councillor Keller moved, seconded by Councillor Pfisterer, to send Proposal No. 560, 2006 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 9-0.

#### CONCLUSION

With no further business pending, and upon motion duly made, the Metropolitan Development Committee of the City-County Council was adjourned at 6:26 p.m.

Respectfully submitted,

Dane Mahern, Chair  
Metropolitan Development Committee

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